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13 Burton Cliffe, Lincoln, LN1 3WT



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Guide price £250,000 - £260,000



Welcome to 13 Burton Cliffe, Lincoln - a charming and impeccably well-presented three-bedroom semi-detached home, perfect for first-time buyers. Nestled in a sought-after uphill location just off Burton Road, this delightful property offers comfortable living in a popular and desirable area of Lincoln.

### Key Features

- Semi-detached house
- Impeccably well-presented
- Entrance hall, cloakroom / WC
- Kitchen-diner, living room
- 3 bedrooms, family bathroom
- Driveway to the front
- EPC rating C
- Tenure: Freehold



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## Introduction

We are delighted to offer for sale this impeccably well-presented semi-detached home, perfect for first time buyers or a small family. Situated in a sought-after uphill location, just off Burton Road.

The accommodation briefly comprises, entrance hall, cloakroom / WC, kitchen-diner, living room which looks out onto the garden, 3 bedrooms, and family bathroom. Outside there is a driveway to the front of the property, and an enclosed rear garden to the rear, offering a private outdoor space, perfect for enjoying a cup of coffee or a summer BBQ.

This property enjoys close proximity to local amenities, schools, and transport links, making it an excellent choice for those looking to establish their first home in a well-regarded location.

The property is fully double glazed and has a gas-fired central heating system. Council tax band: B.

## Accommodation

### Entrance Hall

0.95m x 4.36m (3'1" x 14'4")

Solid wood flooring, radiator, double glazed front entrance door, coving to ceiling, LED down lights, and mains smoke alarm.

### Cloakroom / WC

0.81m x 1.84m (2'8" x 6'0")

Solid wood flooring, low level WC, pedestal wash hand basin, tiled splash backs, radiator, electric consumer board, extractor fan, coving to ceiling, and double glazed window to side aspect.

### Kitchen-Diner

2.7m x 4.04m (8'11" x 13'4")

Range of fitted base and wall units with contrasting roll edge work surfaces, integrated oven, 4 ring gas hob, extractor canopy, inset sink unit, under cabinet lighting, tiled splash backs, solid wood flooring, radiator, coving to ceiling, LED down lights, and double glazed window to front aspect.

### Living Room

3.59m x 4.78m (11'10" x 15'8")

Solid wood flooring, coving to ceiling, radiator, and uPVC double glazed French doors leading to the rear garden with adjoining side screens.

### Landing

1.09m x 3.24m (3'7" x 10'7")

Coving to ceiling, mains smoke alarm, and airing cupboard.

### Bedroom 1

2.64m x 3.59m (8'8" x 11'10")

Fitted wardrobes, coving to ceiling, radiator, and double glazed window to rear aspect.

## Bedroom 2

2.64m x 3.41m (8'8" x 11'2")

Coving to ceiling, radiator, and double glazed window to front aspect.

## Bedroom 3

2.07m x 2.45m (6'10" x 8'0")

Coving to ceiling, radiator, and double glazed window to rear aspect.

## Bathroom

1.94m x 2.04m (6'5" x 6'8")

Fitted suite comprising, panelled bath with mains shower unit over, and fitted shower screen, pedestal wash hand basin, and low-level WC. There are tiled splash backs, extractor fan, shaver wall socket, heated towel rail, coving to ceiling, LED down lights, and double glazed window to front aspect.

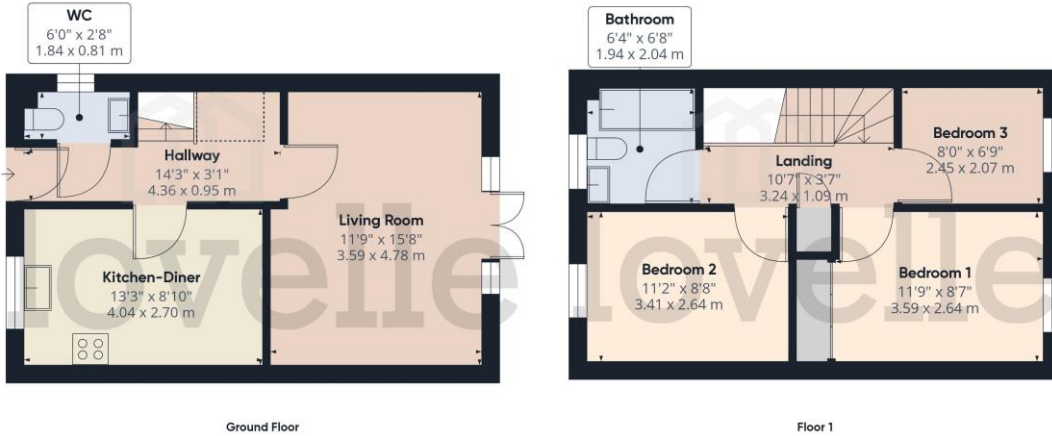
## Outside

### Driveway

Block-paved driveway extending across the front of the property and providing off road parking.

### Enclosed Rear Garden

Mostly laid to lawn with paved patio area, timber-built storage shed, outside lighting, a variety of plants, shrubs, and trees. The garden is mostly enclosed by close boarded fencing, and shrubbery.



**Approximate total area<sup>(1)</sup>**  
739.48 ft<sup>2</sup>  
68.7 m<sup>2</sup>

**Reduced headroom**  
10.01 ft<sup>2</sup>  
0.93 m<sup>2</sup>

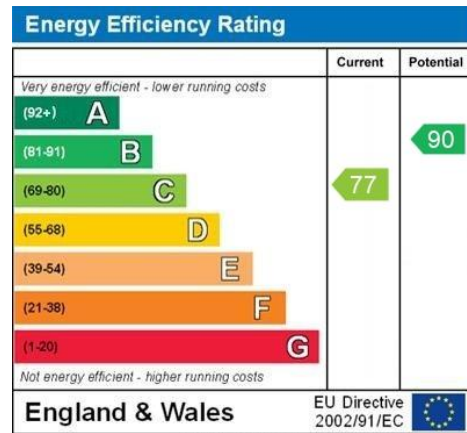
(1) Excluding balconies and terraces

Reduced headroom  
----- Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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